

## \$535,000 - 9539 64 Avenue, Edmonton

MLS® #E4437308

**\$535,000**

4 Bedroom, 2.00 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

HUGE 1300+ Sq Ft Bungalow with a SIDE ENTRANCE 1 bed + bath, 3 bedrooms upstairs and a BRAND NEW High efficiency Hot Water Tank + FURNACE! Located on a beautiful tree lined street in the sought after neighborhood of Hazeldean. This well maintained raised bungalow has many upgrades, including newer vinyl windows throughout, newer roof, sewer liner, vinyl siding, a fully fenced backyard, large back deck, and landscaping! With 3 spacious bedrooms upstairs, a large kitchen with a formal dining area and living room this is a great opportunity for a young family looking to enjoy the perks of an older neighborhood without the cramped feeling a 1,000 sq ft bungalow offers. On a spacious 44x130 ft lot with plenty of basement storage and a large double car garage. With quick access to the Whitemud, the 99th street brewery scene or the Millcreek ravine. This one is a MUST SEE.

Built in 1956

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437308  |
| Price      | \$535,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,311                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9539 64 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0J1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, No Through Road, Partially Landscaped, Private Setting, Schools, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 19th, 2025 |
|-------------|----------------|

Days on Market 12

Zoning Zone 17

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Listing information last updated on May 31st, 2025 at 1:02am MDT